



AGENDA
BOARD OF ADJUSTMENT
Municipal Plaza Building, 1st. Floor
103 Main Plaza Street, San Antonio, Texas 78205
Monday 1:00 P.M. April 1, 2002



The official agenda is posted at City Hall in accordance with state law.
This copy is for general information only.

Board of Adjustment Members

Michael Ramirez – District 1
Oscar R. Williams – District 2
Jesse Jenkins – District 3
Hervey Duron – District 4
Laura Lizcano – District 5

Jesse Zuniga – District 6
Yolanda Arellano – District 7
Abe Ramirez – District 8
D. M. Villyard – District 9
Lisa Musial – Mayor

Don Macaulay – District 10
Chairman

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:

CASE NO. A-02-022PP COSA, Neighborhood Action Dept., 531 Clark Avenue

CASE NO. A-02-041 Herbert Schaefer, 306 Idaho

CASE NO. A-02-042 Lee Cervantes, 402 Utopia Lane

CASE NO. A-02-045 Derrick L. & Myrtle C. Williams, 1511 Cody

CASE NO. A-02-046 Donald R. Kelly representing Wanda J. Robbins, 1115 SW Military Dr.

CASE NO. A-02-048 Christina Sotelo representing Frank Sotelo, 311 Camada St.

CASE NO. A-02-049 Edward & Stella Carbajal, 514 Vincent

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT
April 1, 2002

CASE NO. A-02-022PP

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, April 1, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Paula X. Stallcup representing the City of San Antonio Neighborhood Action Department

Lot 18, Block 3, New City Block 2848

531 Clark Avenue

Zoned: "RM-4" Residential Single-Family District

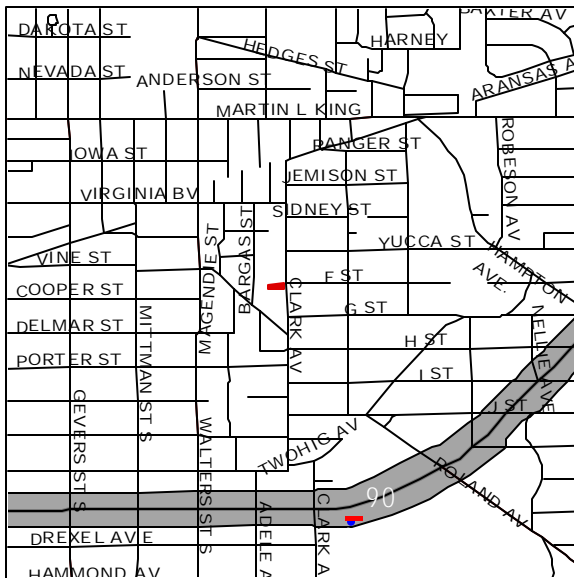
The applicant requests a Special Exception to relocate a structure from 1814 W. Hildebrand to 531 Clark Avenue.

The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.

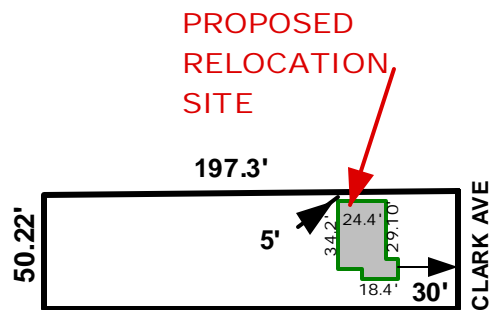
LOCATION

A-02-022

PLOT PLAN



NOT TO SCALE



BOARD OF ADJUSTMENT

April 1, 2002

CASE NO. A-02-041

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, April 1, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Bonnie Van Zandt representing Heuboeat Schaefen
Lot 2, Block 1, New City Block 604
306 Idaho Street
Zoned: "MF-33" Multi-Family District

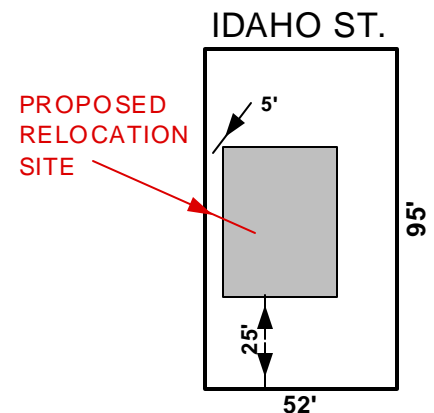
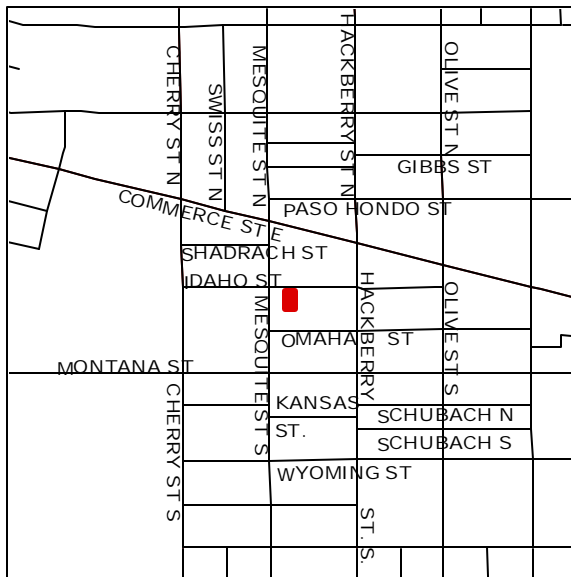
The applicant requests a Special Exception to relocate a structure from 1907 S. Olive Street to 306 Idaho Street.

The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.

LOCATION

A-02-041

PLOT PLAN



BOARD OF ADJUSTMENT

April 1, 2002

CASE NO. A-02-042

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, April 1, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Lee Cervantes

N 210' of Lot L, and N 59' of S 359' of Lots J & K, NCB 10978

402 Utopia Lane

Zoned: "R-4" Residential Single-Family District

The applicant requests a variance to keep a 4' fence on the property lines within the front and side yard setbacks.

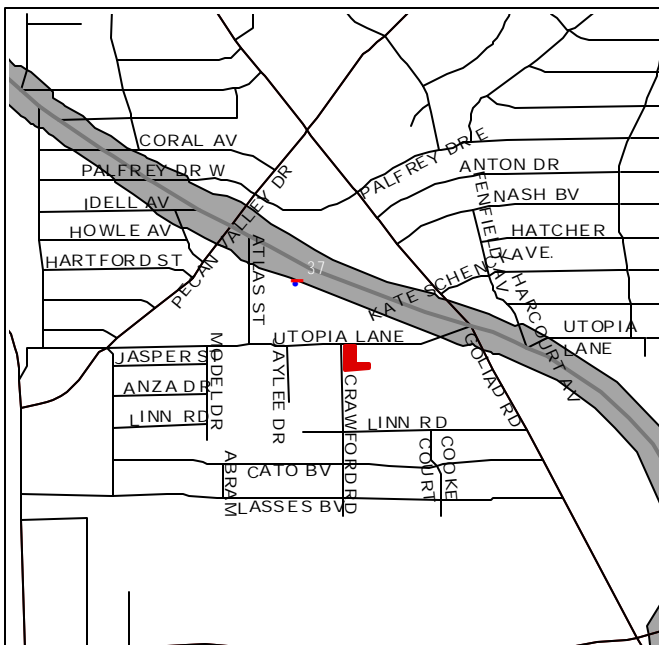
The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code bans construction of fences in the front yard setback above 3' that obscures driver's vision.

The applicant's plan shows an existing 4' fence on the property lines within the front and side yard setbacks.

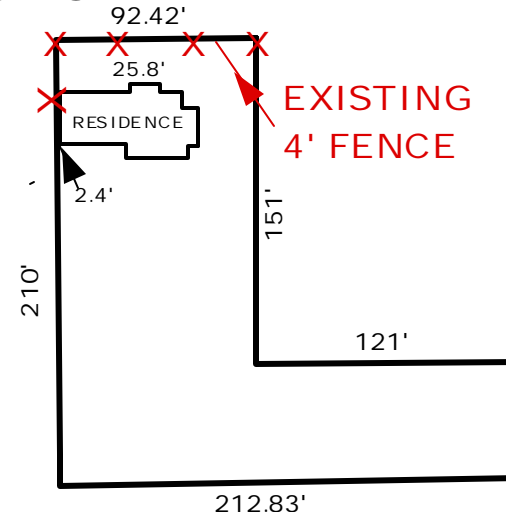
LOCATION

A-02-042

PLOT PLAN



UTOPIA LANE



BOARD OF ADJUSTMENT

April 1, 2002

CASE NO. A-02-045

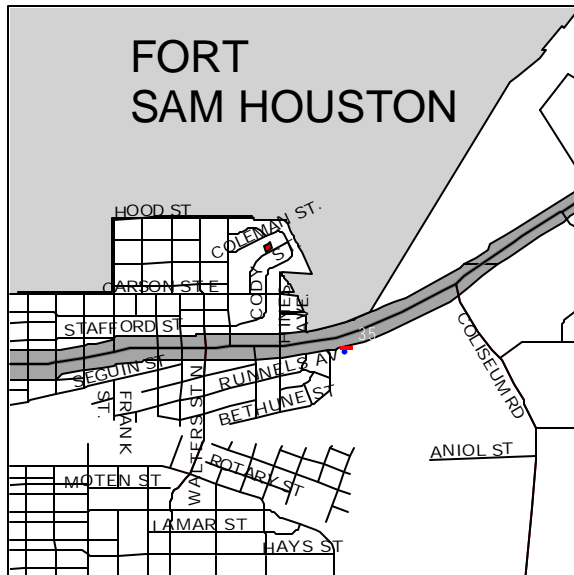
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, April 1, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Derrick L. and Myrtle C. Williams
Lot 4, Block 3, New City Block 12833
1511 Cody Street
Zoned: "I-1 " General Industrial District

The applicant requests a Special Exception to relocate a structure from 1438 Norfleet Street to 1511 Cody.

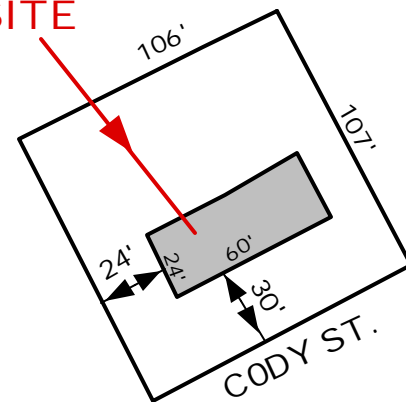
The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.

LOCATION



PLOT PLAN

PROPOSED
RELOCATION
SITE



A-02-045

BOARD OF ADJUSTMENT

April 1, 2002

CASE NO. A-02-046

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, April 1, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

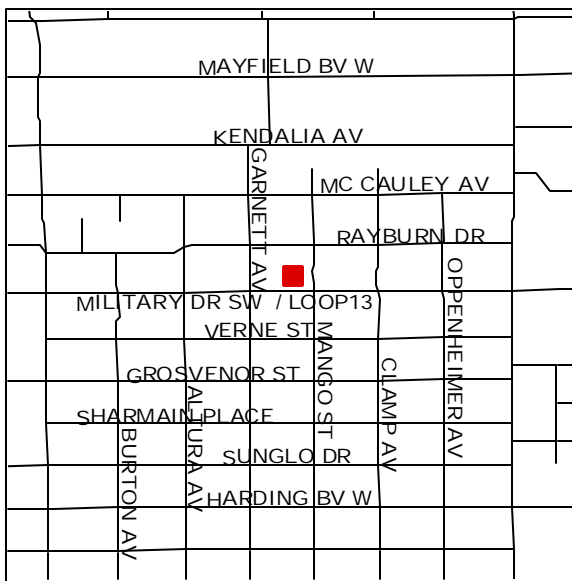
Donald R. Kelly representing Wanda J. Robbins
Lot 34A, Block 25, New City Block 8948
1115 SW Military Drive
Zoned: "C-3" General Commercial District

The applicant requests a variance to construct a commercial building within the rear yard setback.

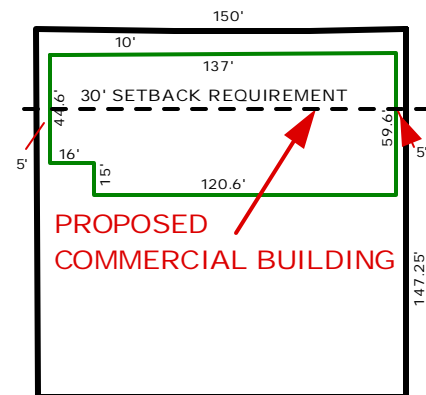
The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code requires a minimum 30' rear yard setback.

The applicant's plan shows a proposed commercial building with a 10' rear yard setback.

LOCATION



PLOT PLAN



S.W. MILITARY DR.

A-02-046

BOARD OF ADJUSTMENT

April 1, 2002

CASE NO. A-02-048

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, April 1, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Francisco Sotelo

Lot 22, New City Block 6008

311 Camada Street

Zoned: "MF-33" Multi-Family District

The applicant is requesting a variance to keep a carport within the front and side yard setbacks.

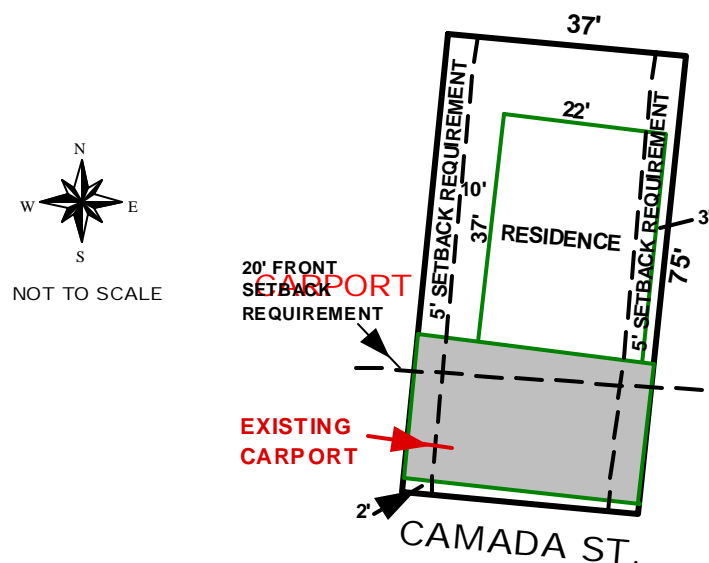
The Development Services Department could not issue this permit because Section 35-516 (g) of the Unified Development Code requires a 20' front yard setback for garages and carports, and Section 35-310.01 (b) of the Unified Development Code requires a minimum 5' side yard setback.

The applicant's plan shows an existing carport on the side yard property line with a 2' front yard setback.

LOCATION



PLOT PLAN



A-02-048

BOARD OF ADJUSTMENT

April 1, 2002

CASE NO. A-02-049

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, April 1, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Edward and Stella Carabajal
Lot 4, Block 25, New City Block 11240
514 Vincent Street
Zoned: "R-4" Residential Single-Family District

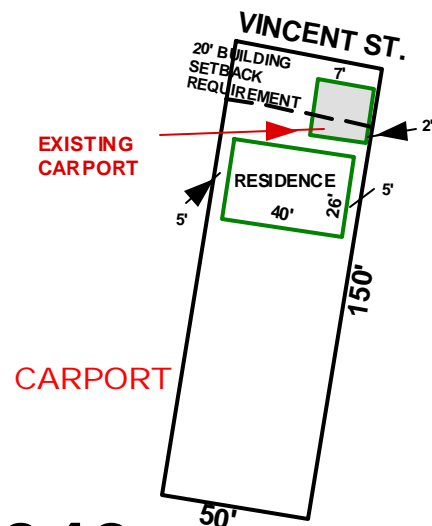
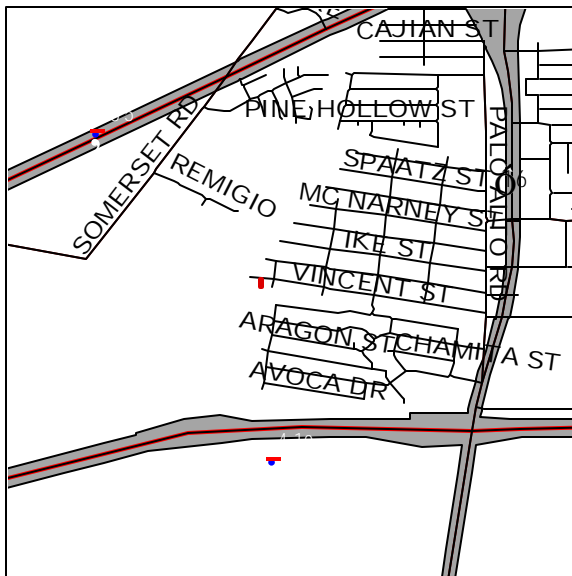
The applicant is requesting a variance to keep a carport within the front yard setback.

The Development Services Department could not issue this permit because Section 35-516 (g) of the Unified Development Code requires a 20' front yard setback for garages and carports.

The applicant's plan shows an existing carport on the side yard property line with a 12' front yard setback.

LOCATION

PLOT PLAN



A-02-049

BOARD OF ADJUSTMENT
April 1, 2002

CASE NO. A-02-050

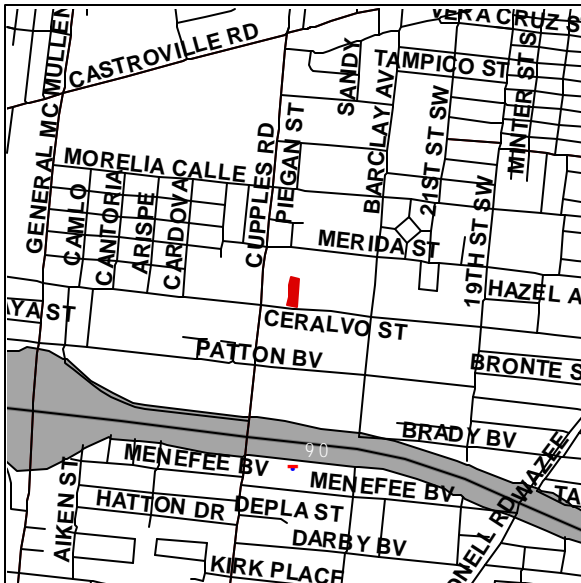
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, April 1, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Margaret Gonzalez
Lot 26, Block 28, New City Block 3690
1427 Ceralvo Street
Zoned: "MF-33" Multi-Family District

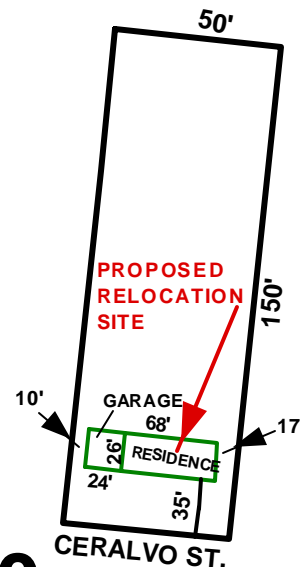
The applicant requests a Special Exception to relocate a structure from 8205 IH 10 W., Seguin Texas to 1427 Ceralvo Street.

The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.

LOCATION



PLOT PLAN



A-02-050

BOARD OF ADJUSTMENT

April 1, 2002

CASE NO. A-02-052

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, April 1, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

David Robert Fisher

Lot 68, Block 19, New City Block 17847

3003 Sholom Drive

Zoned: "O-1" Office District

The applicant requests a variance to erect an 8' fence on the property lines within the side and rear yard setbacks.

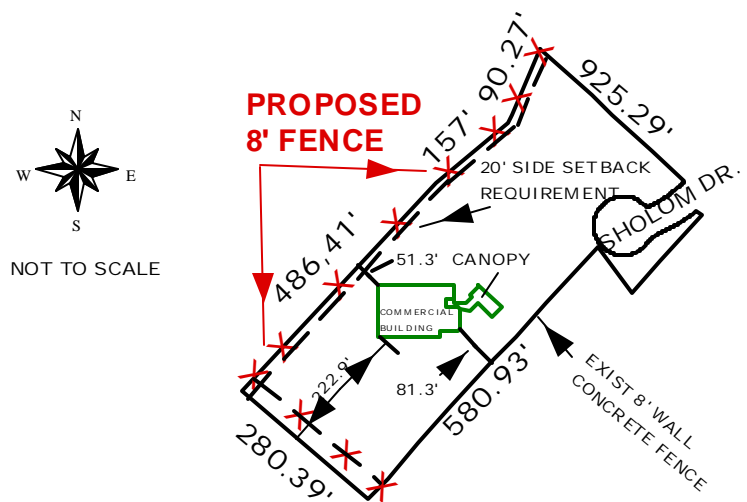
The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence heights within the side and rear yard setbacks to 6'.

The applicant's plan proposes erecting an 8' fence on the property lines within the side and rear yard setbacks.

LOCATION



PLOT PLAN



A-02-052

BOARD OF ADJUSTMENT

April 1, 2002

CASE NO. A-02-053

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, April 1, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Bill Kaufman representing Hanover R.S. Ltd Partnership

Lot P-11 & P-19C, New City Block 17642

10801 HYW 151

Zoned: "MF-25" Multi-Family District

The applicant requests a variance to construct a hotel complex that exceeds the maximum allowed front yard setback.

The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code establishes a maximum allowed front yard setback of 20'.

The applicant's plan shows the proposed construction of buildings 5, 6, 9, and 12. The aforementioned buildings exceed the maximum allowed front yard setback.

LOCATION



PLOT

